

Clarke County

PLANNING COMMISSION REGULAR MEETING MINUTES 2011 October 7



A regular meeting of the Planning Commission of Clarke County, Virginia, was held at the Town/County Joint Government Center, Berryville, Virginia, on Friday, 2011 October 7.

Chair Ohrstrom called the meeting to order at 10:40 a.m.

ATTENDANCE

George Ohrstrom, II; Chair; Anne Caldwell, Vice Chair; Clay Brumback, Scott Kreider, Tom McFillen, Bev McKay, and Richard Thuss.

ABSENT

A.R. Dunning, Jr., Cliff Nelson, Chip Steinmetz and Jon Turkel

STAFF

Charles Johnston, AICP, Planning Director; Jesse Russell, Zoning Administrator; Alison Teetor, Natural Resource Planner; Nancy Olin, Code Enforcement; and Debbie Bean, Recording Secretary.

APPROVAL OF AGENDA

The Commission voted unanimously to approve the agenda.

Yes: Brumback, Caldwell (seconded), Kreider, McFillen (moved), McKay, Ohrstrom, and Thuss

No: No one

Absent: Dunning, Nelson, Steinmetz and Turkel

APPROVAL OF MINUTES

The Commission voted unanimously to approve the briefing meeting minutes of 2011 August 30.

Yes: Brumback, Caldwell (seconded), Kreider, McFillen (moved), McKay, and Thuss (seconded)

No: No one

Absent: Dunning, Nelson, Steinmetz and Turkel

Abstained: Ohrstrom

The Commission voted unanimously to postpone action on the regular meeting minutes of 2011 September 2 until the next regular meeting of the Commission on 2011 November 7. Chair Ohrstrom stated that due to the Commission receiving the minutes late it would give the Commission time to review the minutes before the next meeting.

Yes: Brumback, Caldwell (moved), Kreider, McFillen, McKay (seconded), Ohrstrom, and Thuss

No: No one

Absent: Dunning, Nelson, Steinmetz and Turkel

MAJOR SUBDIVISION – CONT'D PUBLIC HEARING

H. Robert Showers, Attorney for Salvation Army (Ron Mislowsky, Engineer, PHR&A Agent) requests approval for a 22-lot subdivision for Tax Map Parcels 13-((A))-13 [6 tracts] and 13-((A))-56 located at 642 Westwood Road, Russell Election District, zoned Agricultural Open-Space-Conservation (AOC). S-08-01

Mr. Russell explained this request. He stated that at the September meeting the Planning Commission voted to postpone action on this request until their December meeting in order to give the applicant time to complete their Karst Plan and submit their Consumer Disclosure Statement. He said that the motion to postpone action until December also included a condition that the Karst Plan, Consumer Disclosure Statement and draft of the Deed of Dedication be submitted on or before October 16 in order to provide the County time to review and for the applicant to address any review comments before the December meeting. He stated that the draft Deed of Dedication has been submitted and is being reviewed by the County attorney, Robert Mitchell. He stated that staff was just recently informed by the applicant that the rainy weather has prevented geotechnical engineers from conducting the necessary fieldwork. He said that the applicant has requested an extension on filing the karst plan. He stated that he contacted Dan Rom, the County geotechnical engineer and asked if he received the karst plan by November 1 would he be able to review and make comments in the time necessary for the applicant to address comments and stay on schedule for action by the Planning Commission at the December meeting. He stated that Mr. Rom said that he would be able to meet that time frame. After discussion with staff and the Commission, Chair Ohrstrom asked for public comments.

John Farrell, McCandlish & Lillard, legal counsel representing the Salvation Army, was present to answer questions.

There being no public comments, Chair Ohrstrom called for a motion.

The Planning Commission voted unanimously to extend the time for the karst plan until November 1 and postpone action and continue the public hearing until the next regular meeting of the Commission on November 4.

Yes: Brumback, Caldwell (seconded), Kreider, McFillen, McKay (moved), Ohrstrom, and Thuss

No: No one

Absent: Dunning, Nelson, Steinmetz and Turkel

TEXT AMENDMENT – SET PUBLIC HEARING

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance:

Section 3-A-13-c, *Minimum Yard Requirements in the Highway Commercial Zoning District*, so as to eliminate building setback requirements from secondary highways;

Section 3-E-4-e, *Design Criteria for that portion of the Historic Access Corridor Overlay District outside of the boundaries of the Berryville Area Plan*, so as to:

- **encourage the retention of the architectural character of existing commercial structures in the overlay district,**
- **encourage a traditional pattern of commercial development (with a grid network of streets and buildings directly fronting on these streets) in the commercially zoned areas at the Waterloo and Double Tollgate intersections, and**
- **more clearly re-state some of the Criteria.**

Section 6-H-1, *Improvements and Minimum Standards for Site Plans* so as to establish standards for a grid network of secondary public highways with on-street parking, sidewalks, and street trees in the commercially zoned areas at the Waterloo and Double Tollgate intersections. TA-11-08

Mr. Johnston explained this request. He stated that these amendments are intended to establish goals and objectives to achieve a better quality of development at our principal areas of highway commercial development at Waterloo and Double Tollgate. He stated that the typical pattern of development is one of suburban style shopping centers with large parking lots in front of the buildings. He said that one of the emerging patterns in Planning is to encourage new development to follow patterns of more traditional development and that is to locate on a grid network of streets with on street parking and to create something

that is more pedestrian oriented and be of a better quality. Mr. Johnston believes that these proposals would accomplish this. He further stated that these are guidelines and not requirements.

After discussion with staff and the Commission, Chair Ohrstrom called for a motion.

The Commission voted unanimously to set public hearing on this amendment for the next regular Planning Commission meeting on 2011 November 4.

Yes: Brumback, Caldwell, Kreider, McFillen, McKay (seconded), Ohrstrom, and Thuss (moved)

No: No one

Absent: Dunning, Nelson, Steinmetz and Turkel

Commissioner Caldwell requested that Mr. Johnston be available at the next Planning Commission meeting to present this amendment at the public hearing. Mr. Johnston said that he would make every \ effort to attend the meeting.

Board/Committee Reports

Board of Supervisors – Pete Dunning

Mr. Johnston stated that there is five public hearings scheduled for the next Board meeting on 2011 October 18 regarding text amendments that the Planning Commission has recommended to the Board.

Sanitary Authority - Pete Dunning

Nothing to report.

Board of Septic & Well Appeals - Pete Dunning

Nothing to report.

Board of Zoning Appeals - Anne Caldwell

Nothing to report.

Historic Preservation Commission - Cliff Nelson

Nothing to report.

Conservation Easement Authority - George L. Ohrstrom, II

Chair Ohrstrom stated that the Authority is getting ready to close on some easements and that he will keep the Commission posted.

The Chair recognized today as the last meeting for Charles Johnston, Planning Director and Clerk to the Commission. He read a Resolution of appreciation for Mr. Johnston's service. The Commission voted to approve the Resolution.

Yes: Brumback, Caldwell (moved), Kreider, McFillen, McKay (seconded), Ohrstrom, and Thuss (moved)

No: No one

Absent: Dunning, Nelson, Steinmetz and Turkel

Mr. Johnston expressed his appreciation for the Resolution and for his time as the Planning Director and Clerk to the Commission. He stated that in his years of employment he has developed a great friendship with the Commission members and the members of the community.


Staff Reports

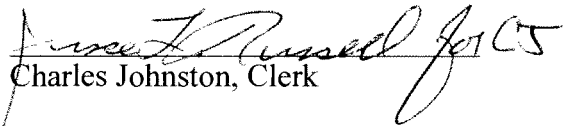
Natural Resource Activities - Alison Teetor

Nothing to report.

Enforcement Officer - Nancy Olin
See staff report.

There being no further discussion, the meeting was adjourned at 11:20 a.m. until the next regular meeting of the Commission on 2011 November 4.


George L. Ohrstrom, II, Chair


Charles Johnston, Clerk

Minutes prepared by Debbie Bean, Recording Secretary